

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
175 ft. SW of 4th Cedar * ZONING COMMISSIONER
Avenue * OF BALTIMORE COUNTY
326 South Taylor Avenue
15th Election District
5th Councilmanic District
Charles F. Hohman, et al
Petitioners
* Case No. 91-260-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Sections 1802.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4.5 ft. in lieu of 7.5 ft. for an open projection (porch) in a D.R.5.5 zone, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners, Charles F. Hohman and Louis E. Kinzer, appeared and testified. There were no Protestants.

Testimony indicated that the porch on the subject property had fallen into disrepair and that same was replaced with the existing porch which was slightly larger. Testimony indicated that the subject porch will have no detrimental impact on any adjoining neighbors or the general welfare of this community. Further, it is clear that the Petitioner would suffer an undue hardship or practical difficulty if strict compliance with the B.C.Z.R. were required.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore,

should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must

take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of January 1991 that the Petition for a Zoning Variance from Sections 1802.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4.5 ft. in lieu of 7.5 ft. for an open projection (porch) in a D.R.5.5 zone, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk

until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition; and,

IT IS FURTHER ORDERED that the Petitioners shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated January 9, 1991, attached hereto and made a part hereof.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmn
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 1/28/91
By J. Robert Haines

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By J. Robert Haines

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By J. Robert Haines

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 22, 1991

Mr. Charles F. Hohman
Mr. Louis E. Kinzer
326 South Taylor Avenue
Baltimore, Maryland 21221

RE: Petition for Zoning Variance
Case No. 91-260-A

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:mmn
encl.
cc: Peoples Counsel

PETITION FOR ZONING VARIANCE CRITICAL AREA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 & 301.1 To allow a side yard setback of 4.5 ft. in lieu of 7.5 ft. for an open projection (porch) in a D.R.-5.5 zone.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Verbal Hardship - The original porch was 4 ft and we extended it to 7 1/2 feet. Several people fell off of the original porch and it was a safety hazard. We extended the porch to 7 1/2 feet to ensure safe passage of family members entering or leaving the premises. The entrance must used is the side door leading into the family room.
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

Address

City and State

Legal Owner(s)
Charles F. Hohman
(Type or Print Name)
Signature
Louis E. Kinzer
(Type or Print Name)

Address
326 S. Taylor Ave.
Baltimore, Md. 21221
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address
326 S. Taylor Ave.
Baltimore, Md. 21221
City and State

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Baltimore, Md. 21221
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Baltimore, Md. 21221
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address
326 S. Taylor Ave.
Baltimore, Md. 21221
City and State

ZONING DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHWEST SUE OF TAYLOR AVENUE WHICH IS 50 FEET WIDE AT THE DISTANCE OF 175 FEET OF THE CENTER LINE OF THE NEAREST IMPROVED INTERSECTING STREET - CEDAR ROAD WHICH IS 50 FEET WIDE, * BEING LOT # (13) BLOCK (I-I) SECTION # (E) IN THE SUBDIVISION OF ESSEX AS RECORDED IN BALTIMORE COUNTY PLAT BOOK (WPC-#5), Folio # (69), CONTAINING 7,000 SQUARE FEET.

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue, at 11:00 A.M. on Tuesday, February 22, 1991, at 11:00 A.M.

Case number: 91-260-A
B.C.Z.R. Section: 1802.3.C.1 & 301.1
107 North Avenue
1st Floor
1st Councilmanic District

Richard E. Robinson, et al
Hearing Date: Friday, Feb. 15, 1991 at 2:00 p.m.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
CAT-11204 Jan. 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/18/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 1/17, 1991.

THE JEFFERSONIAN,

S. Zebe Olan
Publisher

853.07

CERTIFICATE OF PUBLICATION

TOWSON, MD., 19__

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of __ successive weeks, the first publication appearing on __, 19__.

THE JEFFERSONIAN,

S. Zeke Orlean
Publisher

\$ 61.91

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case number: 91-260-A
275' NW of c/1 Cedar Avenue
325 South Taylor Avenue
15th Election District
5th Councilmanic
Petitioner(s): Charles F. Hohman and Louis E. Kinser
Hearing Date: Friday, Feb. 15, 1991 at 2:00 p.m.

Variance to allow a side yard setback of 4.5 feet in lieu of 7.5 feet for an open projection (porch).

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
N 11207 Jan. 17

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-17-91.

CATONSVILLE TIMES

S. Zeke Orlean
Publisher

\$ 53.67

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case number: 91-261-A
E 5th Street Avenue, 175' NE of
Pearl Road
1103 Hardy Avenue
1st Election District
5th Councilmanic
Petitioner(s): Richard E. Robinson, et ux
Hearing Date: Friday, Feb. 15, 1991 at 2:00 p.m.

Variance to allow a building set back with a width of 50 ft. in lieu of the minimum required 55 ft.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
CAT 11204 Jan. 17

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 601-6150
Number

91-260

Date

Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of __ successive weeks, the first publication appearing on __, 19__.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zeke Orlean
Publisher

\$ 61.91

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case number: 91-260-A
275' NW of c/1 Cedar Avenue
325 South Taylor Avenue
15th Election District
5th Councilmanic
Petitioner(s): Charles F. Hohman and Louis E. Kinser
Hearing Date: Friday, Feb. 15, 1991 at 2:00 p.m.

Variance to allow a side yard setback of 4.5 feet in lieu of 7.5 feet for an open projection (porch).

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
N 11207 Jan. 17

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 601-6150
Number

N. 3920

Date

04-00-8002221000 \$35.00
64 0003-32711-11-30
Please make checks payable to: Baltimore County

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 8, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-260-A
275' NW of c/1 Cedar Avenue
325 South Taylor Avenue
15th Election District - 5th Councilmanic
Petitioner(s): Charles F. Hohman and Louis E. Kinser
HEARING: FRIDAY, FEBRUARY 15, 1991 at 2:00 p.m.

Variance to allow a side yard setback of 4.5 feet in lieu of 7.5 feet for an open projection (porch).

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Charles F. Hohman & Louis E. Kinser

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 6, 1991

Mr. Charles F. Hohman
326 S. Taylor Avenue
Baltimore, MD 21221

RE: Item No. 213, Case No. 91-260-A
Petitioner: Charles F. Hohman
Petition for Zoning Variance

Dear Mr. Hohman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 27th day of December, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Charles F. Holtman

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: December 17, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Caves Valley Club, Inc., Item No. 167
Caves Valley Club, Inc., Item No. 168
Dianna Lynn Peterson, Item No. 192
Charles F. Hohman, Item No. 213
Russell F. Morris, III, Item No. 218
Laura E. Earles, Item No. 220
Herbert Baltanna, Item No. 221
Terrell R. Johnson, Joseph Hartman, Trustees, Item No. 224
Michael Robert Stowman, Item No. 225
Herbert J. Sciam, Item No. 226
James Stabler, Item No. 232
Douglas A. Pooley, Item No. 233

In reference to the above-listed cases, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

NCITEMS/ZAC1

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering
401 Bosley Avenue Suite 405
Towson, MD 21204
887-3554
Fax 887-5784

January 11, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 167, 213, 221, 224, 225, 226, and 233.

Very truly yours,

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

received
1/19/91

Baltimore County
Fire Department
700 East Joppa Road, Suite 301
Towson, Maryland 21204-3349
(800) 887-4300
Paul H. Berman
1/11/91

DECEMBER 13, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CHARLES F. HOHMAN AND LOUIS E. KINZER

Location: #325 SOUTH TAYLOR AVENUE

Item No.: 213 Zoning Agenda: DECEMBER 26, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the contents below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Berman* 12-14-90 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JR/BEK

received
12/19/90

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
December 10, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 213
PROPERTY OWNER: Charles F. Hohman & Louis E. Kinzer
LOCATION: 775' NW of centerline Cedar Avenue (#325 South Taylor Avenue)
ELECTION DISTRICT: 15th
COUNCILMANIC DISTRICT: 5th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE. *C.F.*
- () A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88

received
12/17/90

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner
DATE: January 9, 1991

FROM: Mr. Donald C. Outen

SUBJECT: Petition for Zoning Variance - Items 213
Hohman Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 326 S. Taylor Avenue, Essex, Maryland 21221. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME: Charles F. Hohman

APPLICANT PROPOSAL

The applicant has requested a variance from section 1B02.3 C.1 and 301.1 of the Baltimore County Zoning Regulations to permit "a side yard setback of 4.5 feet in lieu of 7.5 feet for an open projection (porch) in a D.R.-5.5 zone."

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Memo to Mr. J. Robert Haines
January 9, 1991
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

2. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment." <Baltimore County Code Sec. 22-216>

Finding: a) At present rooftop runoff appears to be collected in rainpouts and directed to the lawn. The applicant has agreed that in order to comply with the above regulation, rooftop runoff shall be directed through downspouts and into Dutch drains or seepage pits (see attached information). This will encourage maximum infiltration of stormwater and will bring this property into compliance with the 10% rule. Infiltration of stormwater is a recommended Best Management Practice in a "Framework for Evaluating Compliance with the 10% Rule in the Chesapeake Bay Critical Area".

b) In addition, the following plant material shall be selected from the enclosed list and planted in addition to existing vegetation:

Shrub and small tree list: 3 items- ball and burlap or 2 gallon container size

Tree list: 1 items- ball and burlap 1-1.5 inch caliper

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of stormwater and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barriers and a sponge, blocking and absorbing eroding soils and the phosphorus associated with them.

Memo to Mr. J. Robert Haines
January 9, 1991
Page 3

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project will be approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

Donald C. Outen, Acting Director
Department of Environmental Protection
and Resource Management

DCO:DCF:ju
Attachment

cc: The Honorable Ronald B. Hickernell
The Honorable Vincent Gardina
The Honorable Donald Mason
Mrs. Janice B. Outen
Mr. Charles F. Hohman

Plat to accompany Petition for Zoning Variance Special Hearing

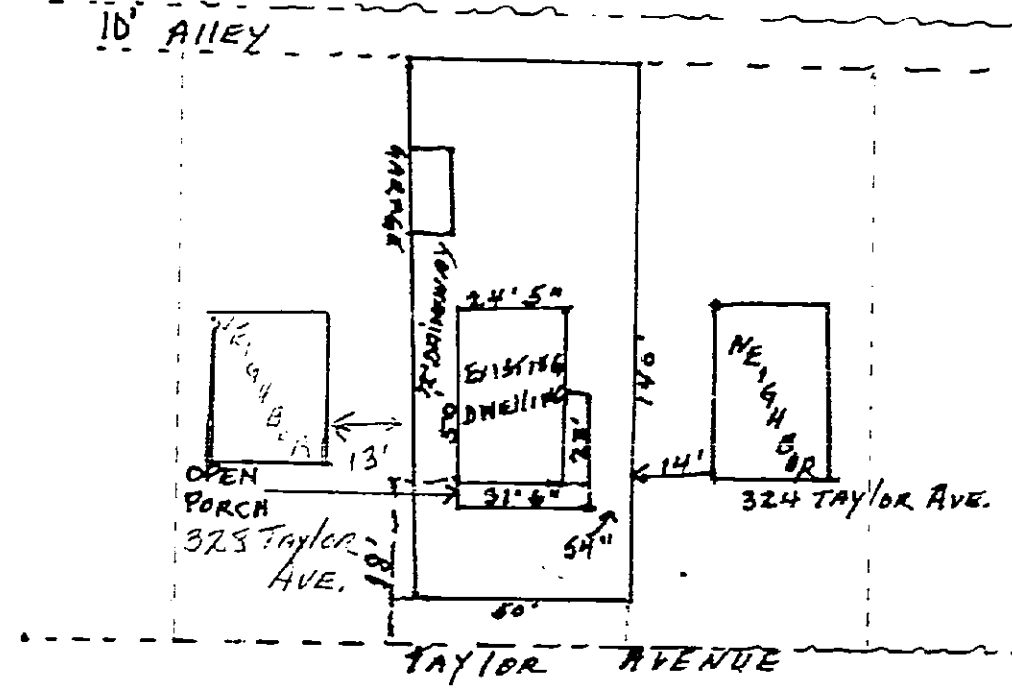
PROPERTY ADDRESS: 326 S. TAYLOR AVENUE

Subdivision name: *ESSEX, MD. 21221*

plat book: *10* lot: *13* section: *E*

OWNER: *CHARLES F. HOHMAN*

91-260A
PETITIONER'S
EXHIBIT 1



LOCATION INFORMATION

Councilmanic District: 5

Election District: 15

1"=200' scale map: *N.E. 1-4*

Zoning: *D.R. 5.5*

Lot size: *50' x 110'* square feet

SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: *NONE*

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

91-260A

CASE #: 91-260-A



PETITIONER'S EXHIBIT #2

CASE #: 91-260-A



PETITIONER'S EXHIBIT #3

February 5, 1991

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: J. Robert Haines,
Zoning Commissioner

HEARING: CASE NO. 91 - 260 - A
275' N.W. of C/I Cedar Ave.
325 S. Taylor Avenue
15th Election District/5th Councilmanic
Petitioner (S: Charles F. Hohman)

DATE: Friday, February 15, 1991 @ 2:00 p.m.

We, the undersigned neighbors, do not in any way object to the new porch addition on the property of Mr. Charles F. Hohman, located at 326 Taylor Avenue, Baltimore, Maryland 21221.

NAME Erin Doyle
ADDRESS 322 S Taylor Ave
Baltimore Md 21221

NAME Herb Haden
ADDRESS 334 S Taylor Ave
Baltimore Md 21221

NAME William H. Haden
ADDRESS 334 S Taylor Ave
Baltimore, MD 21221

NAME Robert R. Haden
ADDRESS 329 S Taylor Ave
Baltimore Md 21221

PETITIONER'S
EXHIBIT 4

91-260A

NAME John B. Haden
ADDRESS 327 Lorraine Ave
Baltimore Md 21221

NAME Edwin H. Haden
ADDRESS 331 Lorraine Ave
Baltimore Md 21221

NAME Sally Brown
ADDRESS 343 Lorraine Ave
Baltimore Md 21221

NAME Charles F. Hohman
ADDRESS 326 Taylor Ave
Baltimore, MD

February 5, 1991

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: J. Robert Haines,
Zoning Commissioner

HEARING: CASE NO. 91 - 260 - A
275' N.W. of C/I Cedar Ave.
325 S. Taylor Avenue
15th Election District/5th Councilmanic
Petitioner (S: Charles F. Hohman)

DATE: Friday, February 15, 1991 @ 2:00 p.m.

We, the undersigned neighbors, do not in any way object to the new porch addition on the property of Mr. Charles F. Hohman, located at 326 Taylor Avenue, Baltimore, Maryland 21221.

NAME W. B. Haden
ADDRESS 321 S Taylor Ave
Baltimore Md 21221

NAME John B. Haden
ADDRESS 326 S Taylor Ave
Baltimore Md 21221

NAME William H. Haden
ADDRESS 325 S Taylor Ave
Baltimore, MD 21221

NAME Charles F. Hohman
ADDRESS 326 Taylor Ave
Baltimore Md 21221

PETITIONER'S
EXHIBIT 5

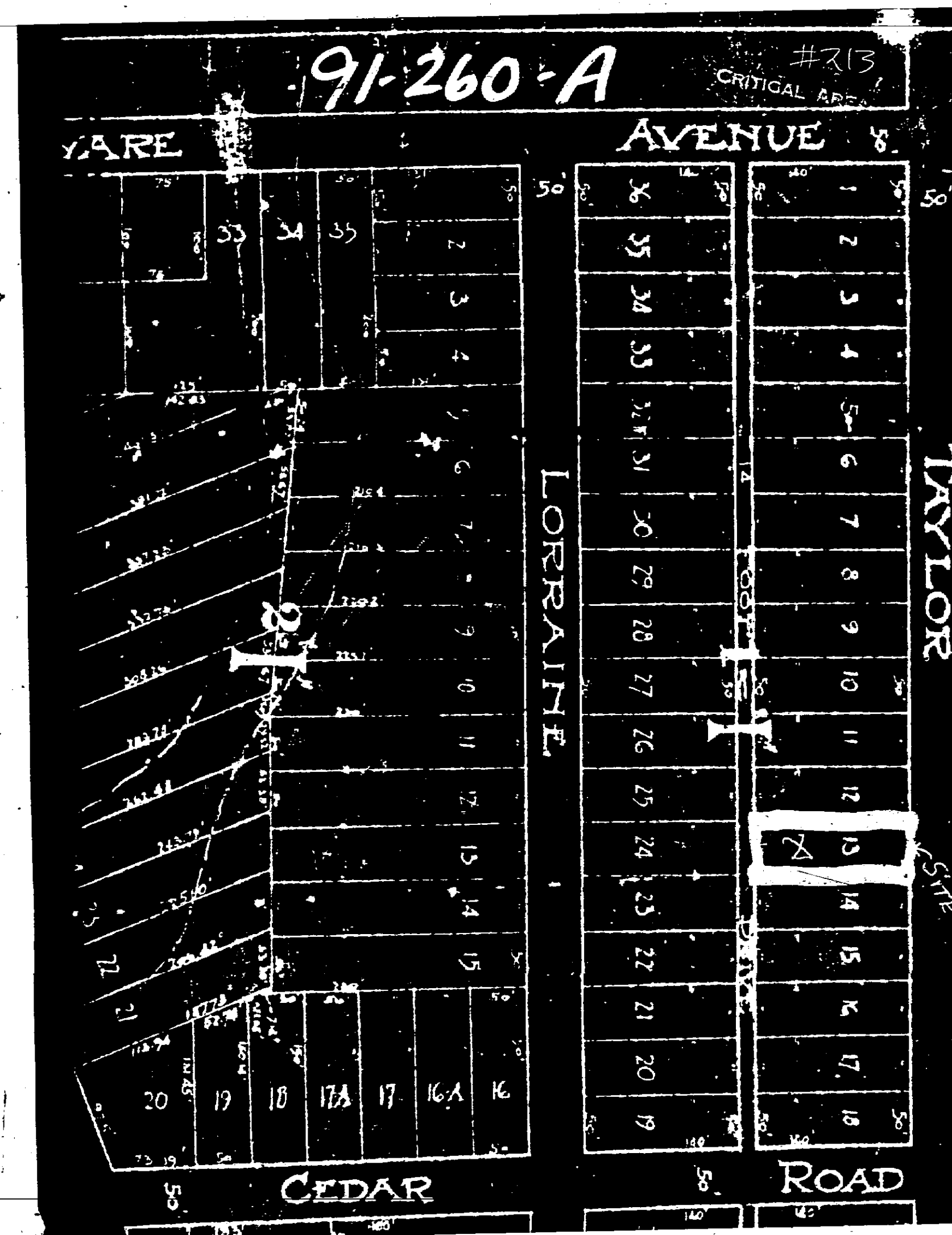
91-260A

NAME Erin Doyle
ADDRESS 322 Taylor Ave
Baltimore Md 21221

NAME Herb Haden
ADDRESS 334 Taylor Ave
Baltimore Md 21221

NAME William H. Haden
ADDRESS 334 Taylor Ave
Baltimore, MD 21221

NAME Robert R. Haden
ADDRESS 329 Taylor Ave
Baltimore Md 21221



213
CRITICAL AREA

91-260-A

Actual
SITE



PREPARED BY AIR PHOTO
MARTINSBURG, W.V. 25

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	ESSEX	N.E. -G
DATE OF PHOTOGRAPHY JANUARY 1986		